EXECUTIVE RECOMMENDATION

Germantown Town Center Urban Park - No. 078704

Category:

M-NCPPC

Date Last Modified:

January 5, 2006

Agency:

M-NCPPC

Required Adequate Public Facility: No

Planning Area:

Germantown

Relocation Impact:

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	6 Year Total	FY07	FY08	FY09	FY10	FY11		Beyond 6 Years
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	(
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	(
Construction	0	0	0	0	0	0	0	0	0	0	(
Other	0	0	0	0	0	0	0	0	0	0	(
Total	0	0	0	0	0	0	0	0	0	0	(

FUNDING SCHEDULE (\$000)

Program Open Space	0	0	0	0	0	0	0	0	0	0	0
Contributions	0	0	0	0	0	0	0	0	0	0	0
Park and Planning Bonds	0	0	0	0	0	0	0	0	0	0	0

COMPARISON (\$000)

	Total	Thru FY05	Est. FY06	6 Year Total	FY07	FY08	FY09	FY10	FY11		-	Approp. Request
Current Approved	0	0	0	0	0	0	0	0	0	0	0	0
Agency Request	8,959	0	0	4,499	0	0	265	711	1,222	2,301	4,460	0
Recommended	0	0	0	0	0	0	0	0	0	0	0	0
CHANGE			то	TAL	%	6-YI	EAR	%		Α	PPROP	·.
Agency Reques	st vs Approv	ed	8,9	59	0.0%	4	,499	0.0%		0	0.0	0%
Recommended	vs Approve	d		0	0.0%		0	0.0%		0	0.0	0%
Recommended	vs Request		(8,9	959) (100.0%)	(4	,499)	(100.0%)		0	0.0	0%

Recommendation

DO NOT INCLUDE IN THE CIP

Comments

The Executive places a high value on the development of Germantown Town Center. Because this project is predicated on the acquisition of property; has not been fully vetted with the Montgomery County Department of Environmental Protection which will maintain the proposed stormwater management facilities; and is within 3.65 miles of the South Germantown Recreational Park, the Executive recommends further discussion and collaboration between all affected parties before programming these improvements.

Germantown Town Center Urban Park -- No. 078704

Category M-NCPPC
Agency M-NCPPC
Planning Area Germantown
Relocation Impact None.

Date Last Modified Previous PDF Page Number Required Adequate Public Facility October 25, 2005 NONE NO

EXPENDITURE SCHEDULE (\$000)

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Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design											
and Supervision	1,516	0	0	1,194	0	0	265	711	132	86	322
Land											
Site Improvements											
and Utilities	7,443	0	0	3,305	0	0	0	0	1,090	2,215	4,138
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,959	0	0	4,499	0	0	265	711	1,222	2,301	4,460
				FUNDING	G SCHEDI	JLE (\$000)				,
Program Open					O OOMED.	JLL (4000)	,				
Space	5.808	0	0	2.576	0	0	0	0	850	1,726	3,232
Contributions	300	0	0	300	0	0	0	0	300	1,720	0,232
Park and Planning	300		U	300		U			300		
Bonds	2.851	0	o	1.623	0	0	265	711	72	575	1,228
Donad	2,501			AL OPERA						0.0	1,220
			ANNO								
Energy				3	0	0	0	0	0	3	0
Program-Staff				20	0	0	0	0	0	20	0
Program-Other				5	0	0	0	0	0	5	0
Net Impact				28	0	0	0	0	0	28	0
Workyears				0.5	0.0	0.0	0.0	0.0	0.0	0.5	0.0

DESCRIPTION

This project provides a park in the Germantown Town Center, situated at the northern end of an 8.80-acre parcel of land owned by Montgomery County and shared with the new Germantown Regional Library. The site is challenging to develop due to the presence of existing wetlands, existing stormwater management facilities, and steep slopes. The new park creates large open space areas by placing both adjacent residential stormwater management facilities underground. There will be two additional water features in the central area of the site, in addition to an existing wetland that serves stormwater management functions. Features of this park include interpretive trails and boardwalks, lighting along main pathways, overlook terraces with retaining walls and stair connections to the park and the library, a pavilion for community festivals and events, landscaping, and enhanced wetland plantings.

JUSTIFICATION

This new park is proposed in the Germantown Master Plan, approved and adopted in July 1989. The Germantown Town Center has been fully built through significant public and private development investment, according to recommendations in the master plan, with the exception of this remaining undeveloped parcel of land. The Montgomery County Planning Board approved the park facility plan on June 30, 2005. In addition to a pavilion for community events, this park will provide much needed natural recreation spaces and interpretive trails for the enjoyment of the community and users of adjacent facilities.

Plans and Studies

Germantown Master Plan adopted July 1989. Germantown Town Center Design Study, prepared by M-NCPPC April 1992. Stormwater management options study presented to the Planning Board in a public hearing April 19, 2000. Park facility plan approved by Montgomery County Planning Board June 30, 2005. A review of impacts to pedestrians, bicycles and ADA requirements will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Cost Change

Not applicable.

STATUS

Final design stage.

OTHER

Development will be phased to spread expenditures over a longer timeframe, as follows: (1) east stormwater management system; (2) park improvements on east side of property with east-west connections across the park to the library; (3) west stormwater management system and remaining park improvements; (4) north trail connection to Lake Churchill. The first two phases must be completed to create enough significant public benefit for the property to function as a whole park, even if implementation of later phases is delayed.

APPROPRIATION A		
EXPENDITURE DAT	A	
Date First Appropriation	FY07	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY07	8,959
Last FY's Cost Estimate		0
Present Cost Estimate		8,959
Appropriation Request	FY07	0
Appropriation Req. Est.	FY08	0
Supplemental		
Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Montgomery County Department of Environmental Protection

